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Planning Commission Date: March 24, 2004

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: New Business

Report Prepared by: Kim Duncan

Public Hearing: Yes: _____ No: X

Notices Mailed On: N/A

Published On: N/A

Posted On: N/A

TITLE: 'S' ZONE APPROVAL AMENDMENT (SA2004-13)

Proposal: Request to install an 8-foot tall property fence at the rear portion of two adjacent properties in the Midtown zoning district.

Location: 244, 250 & 260 South Main Street

APN: 086-27-013 and 014

RECOMMENDATION: Continue to the April 14th Planning Commission meeting.

Applicant: Ramon Jim Rocha, Jr., 10291 Kenny Land, San Jose, CA 95127

Property Owner: Kathy A. Simmons, 10 Boulevard Court, Walnut Creek, CA 94595

Previous Action(s): 'S' Zone approval and amendment, Use Permit approval

General Plan Designation: Mixed Use

Present Zoning: Mixed Use with "S" Zone overlay ("MXD-S")

Existing Land Use: Vacant

Agenda Sent To: Applicant and owner

Attachments: none

PJ No. N/A

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The applicant originally submitted a request for the installation of an 8-foot tall chain link fence in the Midtown zoning district. Subsequently, the property owner has requested a change of fencing material from chain link to wood. In addition, the site plan requires some modifications for the purpose of clarity, therefore staff is requesting the item be continued to the April 14, 2004 Planning Commission meeting to allow additional time for the applicant to revise and submit plans to staff for review.